

Targeted Brownfields Site Assessment Questionnaire

Proposal request for *LIMITED* Phase 2

City of Bremerton, Public Works & Utilities Department

3027 Olympus Drive. Bremerton WA 98310-4799

Please direct inquiries to:

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Site: Name, address and site acreage. Please attach a site map that indicates the sites location in the community, adjacent land uses, and areas of suspected or known contamination.

This site consists of 3 properties located between Pennsylvania Avenue and Thompson Drive which includes 350 feet of waterfront along Port Washington Narrows and totals 3.68 acres in the City of Bremerton, Kitsap County, Washington. Postal address is 1725 Pennsylvania Ave., Bremerton, WA. Site location map is included as **Attachment A**.

Current Site Ownership: Name, address and telephone number. If the property is owned by the applicant, was it acquired by foreclosure or other means? If by other means, please explain. If the property is not owned by the applicant, does the applicant envision difficulty in obtaining legal permission to enter the property to conduct site assessment activities? Please explain.

Paul and Margaret McConkey, 1343 Lower Marine Drive, Bremerton, WA 98312 Tel. 360-373-9666

William (deceased) and Natacha Sesko, 3536 Arsenal Way, Bremerton, WA 98312

360-377-0697 or 360-479-0742

City of Bremerton, 345 6th Street Bremerton, WA 98337 Phone: 360-473-5266

The two main properties are not owned by the applicant and the third is a piece of Right-of-way owned by the City acquired by quit claim in 1974. The City does not envision difficulty in obtaining legal permission to enter the properties to conduct site assessment.

Site History: Provide a brief summary of the site's history, including past uses, ownership, and potential or known contamination issues

The Site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat and vehicle repair facilities, sandblasting, painting, and electroplating operations, and salvage yard.

Several warehouse structures are currently present and the limited available historical information indicates the site has an extensive history of industrial use. The most notable historical industrial occupants included a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat and vehicle repair facilities, sandblasting and painting operation, electroplating operations, and salvage yard. Commercial/industrial properties are located adjacent to the north portion of the Site. A petroleum bulk storage facility is located adjacent to the east of the north portion of the Site, and a vacant former petroleum bulk storage facility is located west of the Site. This operated from about the 1920s to the 1980s according to the Washington State Dept. of Ecology's (DOE) files pertaining to the adjacent fuel bulk plant located east of the subject properties. Owners of the plant have not been identified. The northern portion of the site, including portions of the McConkey and Sesko parcels, was occupied by a coal gasification plant from 1920-1970 and owners have included Western Gas Company and later Cascade Natural Gas. The gas plant had more than a dozen petroleum above-ground storage tanks (ASTs) that have since been removed. Information pertaining to the presence or status of underground storage tanks (USTs) associated with the former gas plant has not been identified. A concrete manufacturing plant formerly was located on the south McConkey parcel from at least the 1960s to 1990s. Owners of the concrete plant included CB Concrete

Products. Contaminants known or potentially present include petroleum hydrocarbons, semivolatile organic compounds (SVOCs, including PAHs), volatile organic compounds (VOCs), metals, PCBs, and potentially cyanide and ferrocyanide which are common byproducts associated with manufactured gas plant sites. Based on industrial properties with similar use histories, liquid phase contaminants could include light non-aqueous phase liquid (LNAPL) and/or dense non-aqueous phase liquid (DNAPL). Background pH values for soil and/or groundwater could also be affected associated with the former concrete manufacturing plant.

Information pertaining to groundwater, surface water, oil seep, or subsurface soil conditions at the site has not been identified. The uncontrolled dumping of materials, including used vehicle batteries has reportedly occurred on site, but was recently cleaned up.

Known or potential environmental concerns are based on reports by tenants and review of historical operations. An abandoned underground fuel pipeline that connected an adjacent petroleum bulk plant to a former fuel dock reportedly leaked at one time though no details were provided. Residue deposits and dark stained areas have been observed in historical aerial photographs as noted in the Phase 1 EA from 1997. Extensive areas of spent sandblasting grit on the north portion of the Site, as noted by Ecology and EA during their past Site visits. Specific locations were not noted.

The properties became contaminated through the uncontrolled leaks, spills, and discharges from storage and operations conducted on site. Releases likely occurred in the 1920s-1980s. Site maps included in **ATTACHMENT B** show the property locations and land overlay from the Phase 1 ESA by Environmental Associates in 1997. **ATTACHMENT C** shows proposed exploration locations for contaminated soil and possible groundwater impacts by GeoEngineers in 2005. The adjacent property, formerly used as a petroleum bulk plant, is included in the state's "Confirmed or Suspected Contaminated Site's List" (CSCSL) based on confirmed petroleum-related soil and groundwater contamination identified. Existence of migrating petroleum from that site is possible.

Regulatory History: Is the applicant or any other party under the order from the EPA or State agency to conduct site assessment and/or cleanup? If the answer to this question is yes, please describe. Briefly describe the involvement of the environmental protection agency (e.g., WDOE, ODEQ, ADEC, IDEQ) in enforcement and or oversight of assessment and cleanup activities at the candidate site. Please provide the name of a site contact and their telephone number.

The properties are not listed or proposed for listing on the National Priorities List. The site is not subject to unilateral administrative orders, court orders, consent, or decrees issued to or entered into by parties under CERCLA. The site is not subject to CERCLA planned or ongoing remedial action, administrative orders, permit issues, or subject to corrective actions. There is no known history of releases of PCBs under TSCA, ongoing, or anticipated environmental enforcement actions or other response activities related to the site. The DOE conducted multiple visits in the 1990s in response to reports of oil seeps on the Sesko parcel and Port Washington Narrows shoreline. Following assessment and before cleanup activities, the City and other property owners will enter into the Washington Department of Ecology's Voluntary Cleanup Program (VCP).

Redevelopment Potential: Provide a brief discussion of the redevelopment potential of the property and the importance of the property to the community. How will the public benefit from this assessment? The project site was selected based on features considered attractive for development. These included proximity to city and county parks, libraries, community centers, schools, arterial roads, and being within the urban growth boundary. Urban infill encourages cities and counties to redevelop previously undesirable lands and to rethink the urban space, thereby preserving "green space". Several characteristics surrounding this hazardous waste site were also considered for their potential negative impact. Vacant parcels were considered attractive for development because of their potential to blight a neighborhood, and the reduced cost of redeveloping these parcels. The overall process then ranked hazardous waste sites for reclamation. This hazardous wastes site identified as the "Old Bremerton Gasworks" had the highest ranking (a 10) due to its close proximity to a school, identified as a vacant

parcel, and within the shoreline buffer. The “Old Bremerton Gasworks” site is in a prime area and was also selected based on accessibility to transportation services, shoreline recreation opportunities, land area, natural features, and community support. Cleanup is a critical step in the redevelopment process to remove the environmental stigma at this site.

The vision created for the *Old Bremerton Gas Plant Park & Property Development* will broaden the prospects for citizens and future generations of this community by creating jobs and invite movement to designated urban centers. As part of this revitalization, redevelopment of these properties provide an exciting opportunity to develop a new public access, marina expansion, and boat maintenance facility as well as to facilitate significant private investment in marine industrial development that would improve the strength of the whole community thereby better serving needs of economically disadvantaged groups.

The county’s *highest* number of families living below the poverty level - 41-57% based on Census 200 Block Group data - exists in the residential block groups surrounding this industrial area compared to the greater county-wide average of only 9%. Nearby downtown is also a designated economic empowerment zone; blight defined by state statutes and city ordinances.

This redevelopment will create jobs through light industrial and service-based businesses within the project area. These types of businesses will stimulate needed capital investment and improve the local tax base, currently declining due to under utilized sites such as this. The area residents will benefit by improved access to boat moorage and water activities; fishing, launching small watercraft, and walking along the scenic waterfront shorelines of Port Washington Narrows. This will provide closer proximity and greater accessibility to amenities for the target population of extremely low-income people and minority groups while leveraging resources to rebuild and revitalize the Bremerton area, and increase the development of light industry and marine related services.

Municipal Commitment: Is there a strong municipal commitment-either financially, or through commitment of municipal resources, for other components of the project?

The City of Bremerton’s *Urban Renewal Plan* targets Brownfields for sustainable reuse and wants to clean up the environmental contamination that has been an obstacle to use and development of these properties. Collaboration between a wide array of groups, organizations, City, County and State government, Tribal, and residents has been very positive. The primary goal for redevelopment is sustainable economic growth and environmental benefits. The City will utilize strong public/private partnerships with the many agencies and businesses that have provided letters of support, as well as other local and state governments, to acquire multiple state, federal, and private funding sources available to realize this vision.

Prior Site Assessment Activities: If prior site assessments have been conducted, please describe the conclusions (or attach “conclusion” section of report(s)). If reports are unavailable, identify consultant, client and the approximate date of the study. If no prior site assessments have been conducted, or if it is not known, please indicate.

A preliminary remedial investigation plan was done by GeoEngineers, Inc. of Seattle in June of 2005 on the properties that identified significant historical uses consistent with petroleum contamination. A Phase 1 Environmental Audit report by Environmental Associates in 1997 was performed on one of the middle McConkey parcels. Conclusions of these analyses determined that, based on historical property use and reports, additional investigation and monitoring (Phase 2) to concentrate on identified hot spots; subsurface soil and groundwater sampling was needed before site cleanup activities could occur.

Site Assessment Needs:

Phase I: A screening assessment including a background and historical investigation and preliminary site assessment.

Information compiled in this packet fulfills limited information that has been determined in the Phase I assessment though some of the properties were not included in the 1997 investigation. Therefore, the project would request completion of the preliminary assessment.

Phase II: A full site assessment, including sampling activities to identify the types and concentrations of contaminants and the areas of contamination to be cleaned up

As described above, the conclusions and recommendations were to conduct further testing for the presence of petroleum and related hazardous substances “hot spots” in onsite soils. The City is requesting a limited Phase 2 assessment to determine costs and assist in determining initial actions to be taken.

Establishment of cleanup options and cost estimates based on future uses and redevelopment plans:

There are established cost estimates per site property estimated at \$100,000 - \$200,000 per parcel and approximately \$1 million for all properties in the complex of nearly 3 acres. One of the cleanup alternatives discussed consisted of impermeable cap with phyto-remediation. The site characteristics, including hydrogeological structures, may support use of this technology.

Site Cleanup: Are there mechanisms available for adequate site cleanup? Please note the EPA cannot provide funds for cleanup

The City and current property owners will likely use multiple strategies to cover the costs of subsequent cleanup including additional grants, old insurance policies, other parties that can be identified related to the site before acquisition by the current owners if it is determined that they are potentially liable and will have financial resources for cleanup obligations.

For Privately Owned Sites: Is the current owner unwilling or unable to conduct an assessment? What cost sharing reimbursement mechanisms may be feasible for this site? For example, provision in-kind services; reduction in the purchase price of the property; commitment to pay for, or conduct, or contribute to cleanup activities.

The current owners and City of Bremerton are committed to cleaning these sites and have elicited the services of outside professional environmental engineers to assess and sample the sites in question. The subsequent development of the site will be through grants and other means. The City is also applying for an additional Brownfields Assessment Grant to assist in fully evaluating these properties and developing cleanup plans beyond the limits of the “limited assessment” which is the subject of this request.

